

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Spartanburg County

State: SC

PJ's Total HOME Allocation Received: \$3,426,863

PJ's Size Grouping*: C

PJ Since (FY): 2003

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 10			
% of Funds Committed	73.31 %	90.52 %	9	90.66 %	4	3	
% of Funds Disbursed	48.91 %	80.30 %	8	81.06 %	3	2	
Leveraging Ratio for Rental Activities	0.36	6.18	6	4.62	10	8	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	90.04 %	1	81.27 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	0.00 %	68.99 %	8	68.23 %	0	0	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	78.57 %	82.88 %	6	79.86 %	33	34	
% of 0-30% AMI Renters to All Renters***	50.00 %	33.96 %	4	44.82 %	57	60	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	85.71 %	94.77 %	8	94.65 %	13	11	
Overall Ranking:			In State:	8 / 10	Nationally:	12 9	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$26,720	\$13,337		\$25,419	14 Units	43.80 %	
Homebuyer Unit	\$5,522	\$34,449		\$14,530	18 Units	56.30 %	
Homeowner-Rehab Unit	\$0	\$21,223		\$20,251	0 Units	0.00 %	
TBRA Unit	\$0	\$548		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Spartanburg County SC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$36,210	\$100,936	\$0
State:*	\$73,769	\$9,521	\$22,879
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.81

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	8.3	0.0	0.0	0.0
Black/African American:	91.7	88.2	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	11.8	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	33.3	23.5	0.0	0.0
2 Persons:	16.7	35.3	0.0	0.0
3 Persons:	33.3	0.0	0.0	0.0
4 Persons:	16.7	23.5	0.0	0.0
5 Persons:	0.0	5.9	0.0	0.0
6 Persons:	0.0	11.8	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	33.3	29.4	0.0	0.0
Elderly:	0.0	0.0	0.0	0.0
Related/Single Parent:	66.7	58.8	0.0	0.0
Related/Two Parent:	0.0	5.9	0.0	0.0
Other:	0.0	5.9	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	16.7	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	83.3	

of Section 504 Compliant Units / Completed Units Since 2001 1

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

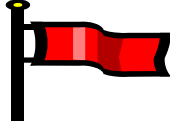
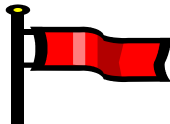
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Spartanburg County State: SC Group Rank: 12
 State Rank: 8 / 10 PJs (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags Overall Rank: 9
 (Percentile)

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	0	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	78.57	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	85.71	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3.24	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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